

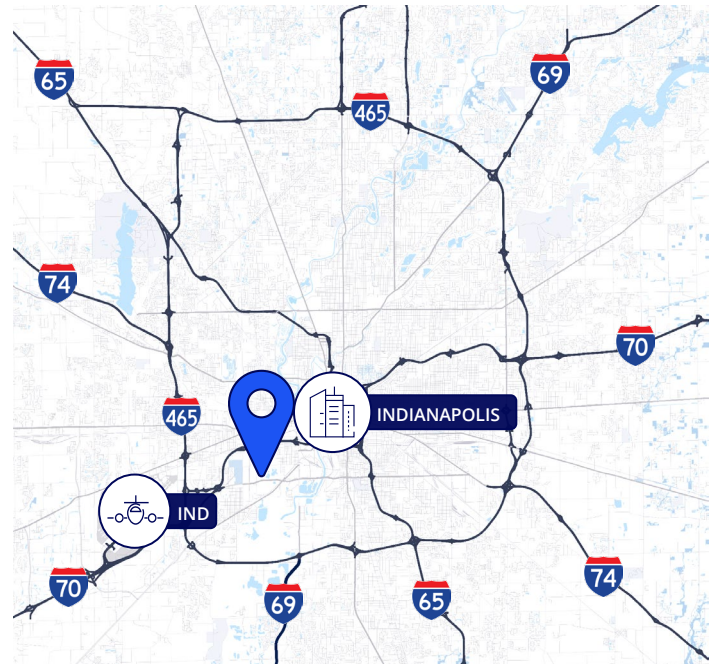


FOR LEASE

2200 S Tibbs Ave Indianapolis, IN

Property Highlights

- ±47,687 SF Building
- ±2,457 SF Office
- 17'-22' Clear height
- 3 Drive-in Doors | (2) 12' x 14' & (1) 22' x 14
- 2 Dock Doors (2 Knockouts)
- 1,600 Amps | 480V | 3-Phase
- ±3.21 Acres with Secured Outdoor Storage
- I-4 Zoning (Heavy Industrial)
- High-Visibility Location at Sam Jones Expressway and S Tibbs Avenue
- Immediate Access to I-465, I-70
- Minutes from Indy Int'l Airport & Global FedEx Hub



Korey Ryan, SIOR
(765) 520-6662
korey.ryan@colliers.com

Colliers Indianapolis
colliers.com

Site Plan & Property Specs



Building: ±47,687 SF

Warehouse: ±45,235 SF

Office: ±2,457 SF

Clear Height: 17'-22'

Loading:

2 Docks (2 Knockouts)
3 Drive-ins | (2) 12'x14' (1) 22'x14'

Power:

1600 Amps, 480V, 3-Phase

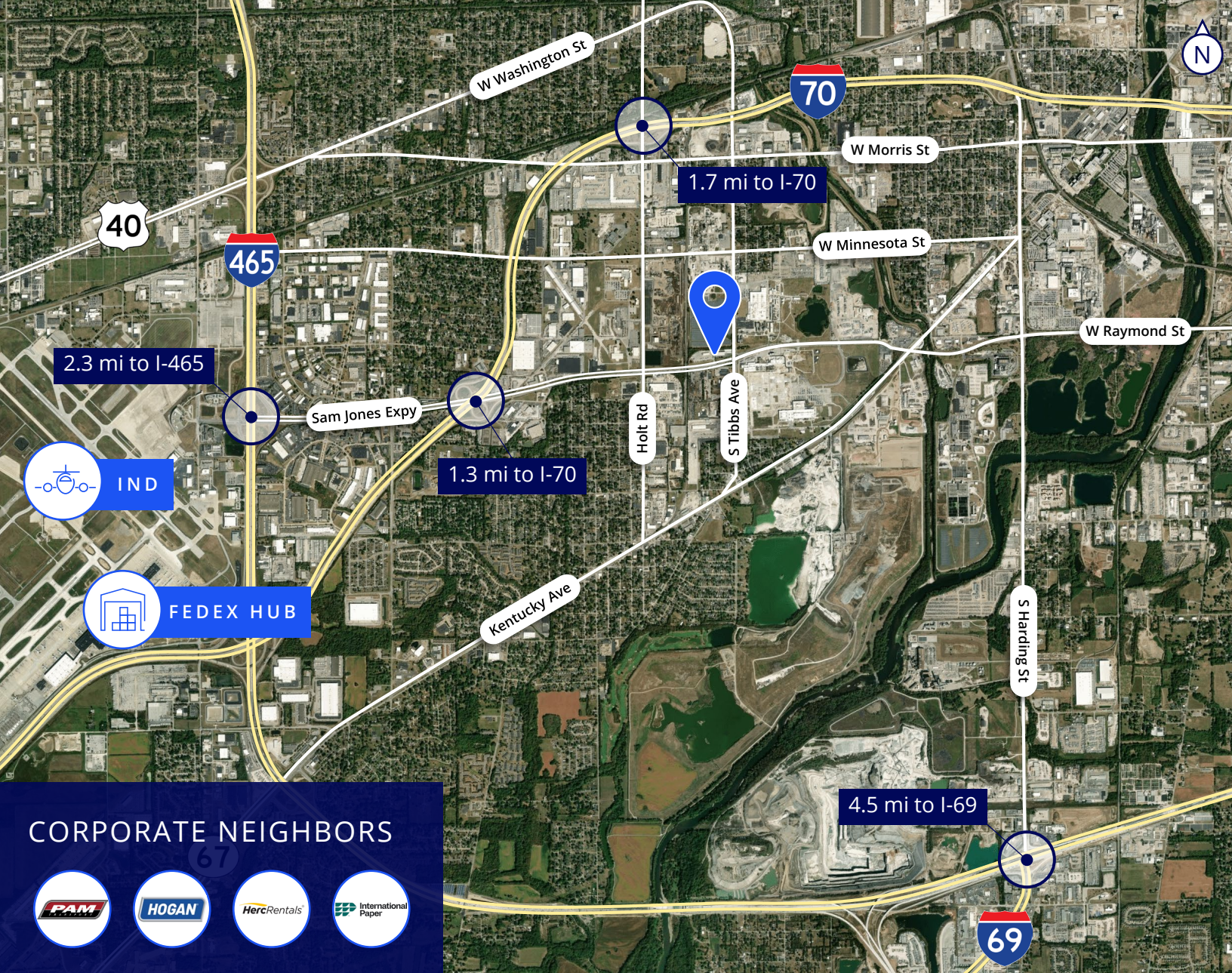
Land:

±3.21 Acres

Zoning:

I-4 (Heavy Industrial)





CORPORATE NEIGHBORS



Key Distances

FedEx Hub	4.9 mi	Greenwood	13 mi
Downtown Indianapolis	5.1 mi	Park 100	16 mi
Indianapolis Int'l Airport	7.3 mi	Whitestown	20 mi
Plainfield	12 mi	Mt. Comfort	22 mi



Interstate Connectivity

I-70	1.3 mi
I-465	2.3 mi
I-65	4.4 mi
I-69	4.5 mi
I-74	7.1 mi



Regional Connectivity

Louisville, KY	116 mi
Cincinnati, OH	119 mi
Columbus, OH	181 mi
Chicago, IL	184 mi
St. Louis, MO	238 mi
Detroit, MI	293 mi

Why Indiana



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCI** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



INDIANA ROADS — UNRIVALED LOGISTICS CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 4th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

Indiana's industrial market is more than stable—it's **strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing jobs (% of workforce)

3rd

in advanced industry specialization

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

